

- **Belmont Housing Trust Minutes** for October 15, 2009

- **In Attendance**—Judie Feins, Roger Colton, Alisa Gardner-Todreas, Charles Laverty,
 - Jonathan Jacoby, Ann Verrilli, Ann Silverman. **Guest:** Ann Goldenberg
- **Minutes**—The minutes for September 17 were approved as amended.
- **Collaborative**—Judie reported that she met with Jeffrey Wheeler in the Development Office about the modified proposal for the MetroWest Affordable Housing Collaborative. Jeffrey was very supportive of the plan and was able to confirm that there is over \$18,000 in HOME administrative money in the Belmont account and that it is appropriate for it to be used for this purpose. Further, in July of 2011 the commitment of HOME funds to Waverley Woods will end and the Trust will have development money to use.
 - Judie will next meet with Selectman Dan Leclerc to fill him in on the plan. Roger suggested that there seems to be more talk in Belmont about development, particularly in light of the Trapelo Road corridor, the Light Department Building and the Police Department Building. Judie had discussed the Moraine Street Dairy with Jeffrey Wheeler and there was discussion of talking to Nick Lafauci again about the property.
 - Judie had also talked to Chris Star about the Trust working with him on his Cushing Square development planning in respect to issues of affordable housing.
- **Community Preservation Act**—Ann Goldenberg from the League of Women Voters came to tell the Trust about a recent conference of the CPA Coalition to Support Community Preservation. The goal is to pass SB90 which would, among other things, set a minimum state match of CPA funds at 75%. She asked that letters and emails be sent to Senator Tolman, Rep. Brownsberger and to the local paper. Judie was able to report that the Historic Preservation Commission is now interested in moving forward on the CPA in Belmont. Ann also voiced an interest in having the Trust report to the LWV on affordable housing issues.
- **Comprehensive Planning**—Roger gave an update on the work of the Housing Working Group as part of the Town’s work on a comprehensive plan. He shared charts on various objectives organized into (1) an objective, (2) reasons why the objective is needed and (3) suggestions as to how to reach the objective. Five of the group’s objectives have been developed, leaving three yet to go. He also had information from the Atlanta Regional Commission, offering “toolkits” on a range of community issues.

- **Inclusionary Zoning**—Judie reported on the previous night’s meeting of the Planning Board. The discussion of the proposed inclusionary zoning by-law amendment led to the Board’s vote to exempt one and two-family houses from the requirement to pay a fee to the Affordable Housing Fund. Roger explained that the language was clarified before it went on the warrant for Town Meeting that the exemption applies to one house on one lot.
- **40R—Oakley Overlay District**—The Oakley Neighborhood Association is still opposed to elements of the design and the developer has been making some further attempts to satisfy the ONA critics. The Planning Board appears split and has by and large not asked the developer for responses to questions raised by the Trust about the financials and implementation of the affordable housing requirements, although these may be included in conditions of an eventual approval. Roger pointed out that an annual report required by the 40R legislation will be due from the Town soon and that the Trust should contribute its views on the process.
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- Submitted by Jonathan Jacoby